



THE
A-TEAM

**RE/MAX
FIRST**

183 WOODGLEN Way, Calgary T2W 4C9

MLS®#: **A2162618**

Area: **Woodbine**

Listing Date: **09/12/24**

List Price: **\$695,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,126**
Low Sqft:
Ttl Sqft: **2,126**

DOM

7
Layout
Beds: **4 (4)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 10`0"	Breakfast Nook	Main	10`10" x 6`7"
Living Room	Main	15`2" x 11`4"	Dining Room	Main	11`3" x 10`11"
Family Room	Main	15`10" x 12`8"	2pc Bathroom	Main	4`11" x 4`5"
Laundry	Main	8`7" x 5`2"	Bedroom - Primary	Second	16`5" x 13`5"
Walk-In Closet	Second	8`8" x 8`3"	4pc Ensuite bath	Second	10`0" x 8`10"
Bedroom	Second	14`8" x 10`5"	Bedroom	Second	11`3" x 11`3"

Bedroom
Family Room
2pc Bathroom
Storage

Second
Basement
Basement
Basement

11`3" x 10`4"
25`3" x 10`3"
5`11" x 5`1"
22`3" x 16`3"

4pc Bathroom
Game Room
Furnace/Utility Room

Second
Basement
Basement

7`10" x 5`0"
17`5" x 9`7"
12`0" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8810759

Zoning:
R-C1

Remarks

Pub Rmks:

Discover your perfect family retreat in this beautifully maintained, air-conditioned home. Featuring high ceilings and abundant natural light, you'll feel right at home the moment you step inside. The front bay window showcases the welcoming sunken living room and formal dining area. The inviting kitchen, nook, and family room with a cozy gas fireplace are ideal for both relaxation and entertaining, with easy-to-maintain granite counters, an island, and ample storage. Extending from the indoor space, the private, manicured backyard offers a deck perfect for enjoying sunny days. Upstairs, you'll find four generously sized bedrooms with new windows and a full bathroom. The expansive primary suite provides stunning mountain views, a walk-in closet, and a luxurious ensuite with a jetted tub and separate shower. The lower level is designed for leisure and enjoyment, featuring a games room with pool table, gym area, and a reading/TV nook. An additional half-bath is already plumbed for a future shower if desired. The utility room offers extensive storage, and both the air conditioner and furnace are serviced annually to ensure optimal performance. Located near excellent schools such as St. Jude (K-6) and Woodbine Elementary (K-6), this home is also conveniently close to shopping areas, cafes, clinics, and pharmacies. Enjoy easy access to explore Fish Creek Park, many pathways, Buffalo Run, Costco, transit, and a short drive to Stoney Trail. Contact your favorite realtor to explore this exceptional property and see if it could be your new home!

Inclusions:
Property Listed By:

metal shelving in garage; pool table and accessories
Property Solutions Real Estate Group Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











